

# LIBRARY

## Real Estate Committee Meeting Report Tuesday March 9, 2021

### Trustees:

Brandon Neal – Chair  
Ed Williams – Trustee at Large

### Library Staff:

Lee Keesler – Chief Executive Officer  
Caitlin Moen – Library Director/Chief Customer Officer  
Angie Myers – Chief Capacity Officer  
David Dillard – Real Estate Leader  
Peter Jareo – Operations Leader  
Tony Tallent – Branch Channel Leader  
Elesha Roupp – Admin. Support Coordinator

### County Staff:

Mark Hahn – Director, AFM  
Jay Rhodes – Dir: Design & Construction AFM  
Bryan Turner – Sr. Project Manager, AFM  
Peter Wasmer Project Manager, AFM  
Charles Snow – Project Manager, AFM  
Becky Miller – Project Manager, AFM

### Hamilton Stephens Steele & Martin

George Sistrunk – ex-officio

## Meeting Report

### Meeting and Report approval for 2/09/2021

- Approved by Ed Williams and Brandon Neal

### Story of Impact given by Tony Tallent.

Our Senior adult community customer base is growing though they are frequently forgotten about or do not always rise to the surface as a sought-out customer. We are trying to change this at the Library. We want to understand all ages and demographics including our senior adults. I am sharing a story from Letitia Cunningham-Jordan from Hickory Grove.

Mary, a senior adult attended a learning circle organized by Letitia entitled “How to get organized” she was really involved in each and every program and wrote a note letting us know how this impacted her: “This Library program was a real motivator – I really appreciate all that you do to keep senior minds working. If everyone in the fields of education were as hardworking and caring as you all are at the public library, our world would heal itself.” In addition to delivering books, materials, and print jobs we are going to heal the world!

### Real Estate Leader’s Report given by David Dillard.

### Facilities Master Plan Update

- Consultants are deep in activity. They have engaged staff, community and trustees and will do another meeting with them in April.
- They did not get the type of response from several underrepresented areas in the community, so we added some advertisements on local radio (WPEG) and *La Noticia*, a

newspaper serving the Latino community. We are also in contact with community organizations and are starting to see the results from them encouraging responses from their constituents.

- We are actively trying to make sure that every aspect of the community is represented.
- The team is also collecting data from peer and model Library systems. The per capita data for budgets, square footage, and number of facilities will be important for comparison purposes. That data gathering is going remarkably well.
- The consultants will prepare a preliminary draft of the full report by early June for library leadership feedback and guidance before the final report is completed by the end of June. Keep in mind this will be a living document and will help with strategy and prioritization for years.

Brandon asked if the mobile library will be used to meet the needs of those communities in Library deserts. The answer is absolutely. The mobile library will be a highly visible and effective component of our Outreach department's efforts to take library services to all parts of the county.

### **New University City update**

David Dillard proposed the following Action Item be approved and taken to the next meeting of the Library Board of Trustees for the full Board's approval.

Summary: Request approval to create a Public Private Partnership to develop a new 40,000 sf University City regional branch library, following the requirements set forth in the General Statute (GS 143-128.1C) with advice and guidance from legal counsel and Mecklenburg County leadership and AFM.

**Action: Determine that the Library has a critical need for a capital improvement project, the University City regional branch library, and authorize Library CEO to direct the staff to enter into a Public Private Partnership to develop a new University City regional branch library, following the requirements set forth in the North Carolina General Statutes (GS 143-128.1C) with advice and guidance from legal counsel, Mecklenburg County leadership, and AFM.**

Ed Williams made a motion approve the request and it was seconded by Brandon Neal. This Action Item will be taken to the Board of Trustees on March 15<sup>th</sup>.

### **Main Library Action Item:**

David Dillard proposed the following Action Item be approved and taken to the next meeting of the Library Board of Trustees for approval by the full Board.

Summary: Request approval to implement a strategy for providing library services in the uptown area while Main is under construction.

**Action:** Authorize Library CEO to direct the staff to identify locations and negotiate agreements on terms acceptable to the Library and Mecklenburg County to provide library services during the period that Main is under construction. Also, authorize the CEO to execute such agreements.

Ed Williams made a motion approve the request and it was seconded by Brandon Neal. This Action Item will be taken to the Board of Trustees on March 15<sup>th</sup>.

**7th & Tryon development update** given by Mark Hahn.

- Main Library and Spirit Square architects (Clark Nexsen and Snohetta) met with the developer's architect (BCT) on February 17 to discuss below grade shared services level. This meeting discussed servicing needs, restrictions, and constraints etc. BCT will integrate our team's feedback into the developer's design.
- The design of the below grade service level affects the design of the mid-block plaza between the Library and the office tower. Our architects will need to collaborate with BCT and the office tower architect (SOM) on the plaza design.

**Main Library update** given by Peter Wasmer.

- Schematic Design for MAIN is complete.
- Subterranean service level - ongoing work – waiting on developer feedback.
- Design contract negotiation – contract waiting for Architect's signature. The requested architectural team realignment was agreed to on Monday.
- A cost alignment activity will need to begin in March.
- Design Development to begin April 2021.
- Construction Documents – to follow approval of Design Development. Schedule TBD.
- Construction complete Winter 2024 (actual date subject to change).
- Budget remains the same.

**SSC project update** given by Charles Snow.

- Construction moving along very well supported by the images shown during the meeting.
- Putting in footings for canopy on outside what will be a staff break/eating area.
- Overhead welding going on for mechanical units.
- Metal studs for interior walls being installed.
- New fire pump has been installed.
- Blocking in the walls has been installed to support cabinets, plumbing, display monitors, etc.
- They are doing a lot of utility work, electrical, sewer lines, plumbing trenches etc.
- There was a certain amount of metal roof deck that was initially identified to be replaced. Once construction began, there was additional roof decking that was determined to be unsuitable and need to be replaced. That work has been completed.
- Working with utility companies to plan for location of service lines to the building.
- The purchase order has been approved for the AMH system (automated materials handling)
- The purchase orders for shelving (both high density and static/standard) and furniture will be completed by end of April.
- Substantial completion is planned for the end of August but there will be about two months of Tenant performed work like installing of furniture and technology needed to make it ready for occupancy.

**SSC/Kimbrell's update** given by Mark Hahn.

- Mark reminded us that we must have an executed condo agreement with Kimbrell's for review and approval by the county building code enforcement prior to receiving a Certificate of Occupancy for the Support Services Center.
- The attorneys completed a temporary easement for vestibule construction and are focusing all efforts on the condo agreement, which apparently just needs some language to be fine-tuned.

**South County renovation update** given by Becky Miller.

- South County is now complete as shown by professional photos taken and compiled into a slide show during the meeting.
- Finishing up just a few bits and pieces involving furniture and a few outdoor pieces.
- David also pointed out the new automated materials handling system, which is connected to the new drive through materials return, can process a high volume of returns and new materials that will let our staff have more time with customers.

**Pineville update** given by Becky Miller.

- Last month was very rainy which has delayed the schedule some.
- Have been in touch with IT and Spectrum to add WIFI to the site (long lead item).
- Coordinating with the architect to ensure items we want in the building are included in the plans.

**Operations update** given by Peter Jareo.

- Update on Access Control – Allegra Westbrooks, Hickory Grove – Purchase orders out for those. Little more legwork to be done, gathering information and creating new badges etc.
- FMO is commencing a County funded project –an arc flash analysis (a 5-year safety preventive maintenance item) for our electrical systems at each of the 14 branches which haven't been renovated recently or planned in the near future.